

1-8-04
Z-5

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12301 IH-35 NORTH FROM GENERAL OFFICE (GO) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office (GO) district and limited office (LO) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-03-0151, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: A 11.017 acre tract of land, more or less, out of the J.A.G. Brooke Survey No. 79 and the Louis Fritz Survey No. 291, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract Two: A 0.984 acre tract of land, more or less, out of the J.A.G. Brooke Survey No. 79, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as 12301 IH-35 North, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

2. The following uses are prohibited uses of the Property:

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| Cultural services | Day care services (commercial) |
| Day care services (general) | Day care services (limited) |
| Guidance services | Hospital services (limited) |
| Local utility services | Private primary educational facilities |
| Private secondary educational facilities | Public primary educational facilities |
| Public secondary educational facilities | College and university facilities |
| Communication service facilities | Community recreation (private) |
| Community recreation (public) | Congregate living |
| Residential treatment | Safety services |
| Art and craft studio (limited) | Business or trade school |
| Business support services | Communication services |
| Drop-off recycling collection facility | Exterminating services |
| Financial services | Food sales |
| Funeral services | General retail sales (convenience) |
| General retail sales (general) | Indoor entertainment |
| Indoor spots and recreation | Medical offices (not over 5,000 s.f.) |
| Medical offices (over 5000 s.f.) | Outdoor sports and recreation |
| Pawn shop services | Personal improvement services |
| Personal services | Pet services |
| Professional office | Research services |
| Restaurant (limited) | Restaurant (general) |
| Service station | Software development |
| Theater | Hospital services (general) |
| Club or lodge | Outdoor entertainment |
| Plant nursery | Special use historic |

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2004.

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3 **PASSED AND APPROVED**

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6 _____, 2004

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10 Will Wynn
11 Mayor

12 **APPROVED:** _____

13 **ATTEST** _____

14 David Allan Smith
15 City Attorney

Shirley A. Brown
City Clerk

